

ROUNTHWAITE & WOODHEAD

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HORN END COTTAGE (EAST) FARNDALE, YORK, YO62 7XA

A beautiful semi detached cottage, renovated to an exceptional standard situated in the heart of the North York Moors National Park

Well Appointed Kitchen/Diner

Superb Laundry/Utility Room

Cloakroom

2 Cosy Sitting Rooms

2 Bedrooms

Luxury Bathroom

Double Glazing

Oil Fired Central Heating

EPC Rating: C

Plenty of Parking

Lawned Garden

Fabulous Views

RENT: £1,500 PER MONTH

Also at: Market Place, Pickering Tel: (01751) 472800 & 53 Market Place, Malton Tel: (01653) 600747
Email: enquiries@rwestateagents.co.uk

www.rounthwaite-woodhead.co.uk

Description

A high quality, superbly renovated cottage in the heart of the North York Moors National Park available to rent, unfurnished, for a period of approximately 2 years.

With superb views towards the south of the Farndale valley, the luxury accommodation comes with double glazing, oil fired central heating, wood burning stoves and premium fixtures and fittings throughout.

Situated in the sleepy Farndale valley where, each Spring, it's glorious daffodils put on one of nature's most beautiful shows, the property lies within comfortable travelling distance of the market towns of Kirkbymoorside, Helmsley and Pickering all of which provide the usual every day amenities and good schooling and there is now a village shop at Low Mill in Farndale, selling both necessities and niceties!

General Information

Services: Mains water and electricity are connected. Drainage to private water treatment plant. Oil fired central heating.

Council Tax: Waiting to be assessed.

Rent: £1,500 per calendar month, payable monthly in advance by bankers order.

Length of Let: The property will be let unfurnished for a period of approximately 2 years.

Deposit: A deposit of £1,500 will be required at the commencement of the tenancy. The deposit will be protected through MyDeposits Bond Guarantee Scheme www.mydeposits.co.uk

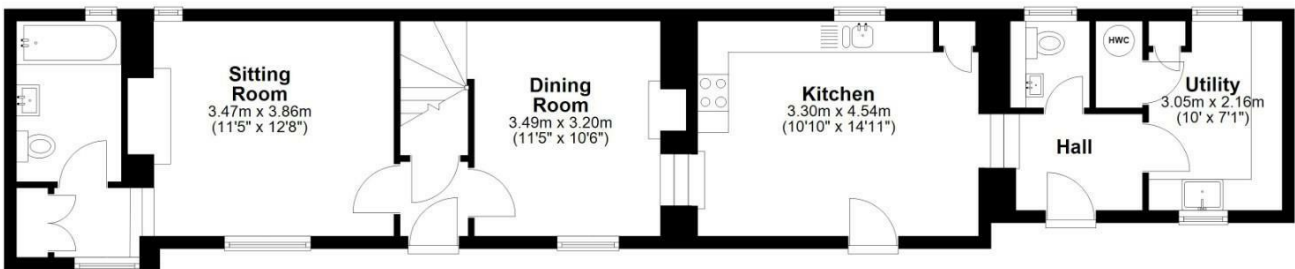
Outgoings: Tenants will be responsible for payment of electricity, water, heating oil and Council Tax, plus the cost of a telephone connection (if required and if applicable).



Accommodation

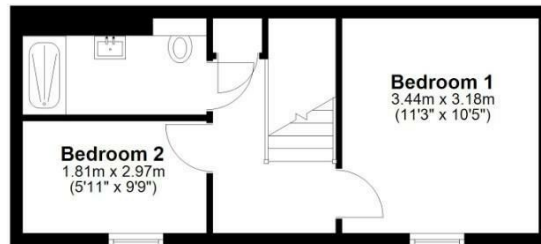
Ground Floor

Approx. 69.6 sq. metres (749.6 sq. feet)



First Floor

Approx. 28.9 sq. metres (311.5 sq. feet)



Total area: approx. 98.6 sq. metres (1061.1 sq. feet)
Horn End Cottage East, Farndale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 89 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			<div style="text-align: center;"> 89 </div>
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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Covering Ryedale through offices in Malton, Pickering and Kirkbymoorside
www.rounthwaitewoodhead.co.uk

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